

# NAI Horizon

S McClintock Dr

Subject  
±1.57 AC



E Apache Blvd

Tempe Metro  
Apartments

Tempo at  
McClintock  
Station

For Sale

## 1.57 AC Land for Development @ Light Rail Stop

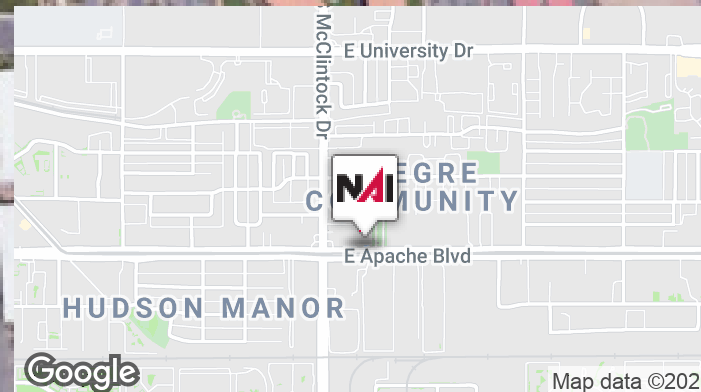
# 1820

E. Apache Blvd

Tempe, AZ 85281

### Property Features

- Current CSS (Tempe) zoning allows for 25 DU/AC
- Designated for mixed-use in Tempe's 2040 General Plan with a possible density of 65 DU/AC
- Within the Transit Oriented Development (TOD) zoning overlay district
- High density land at light rail stop, one mile from ASU



## Reduced Price: \$2,056,170 (\$30/SF)

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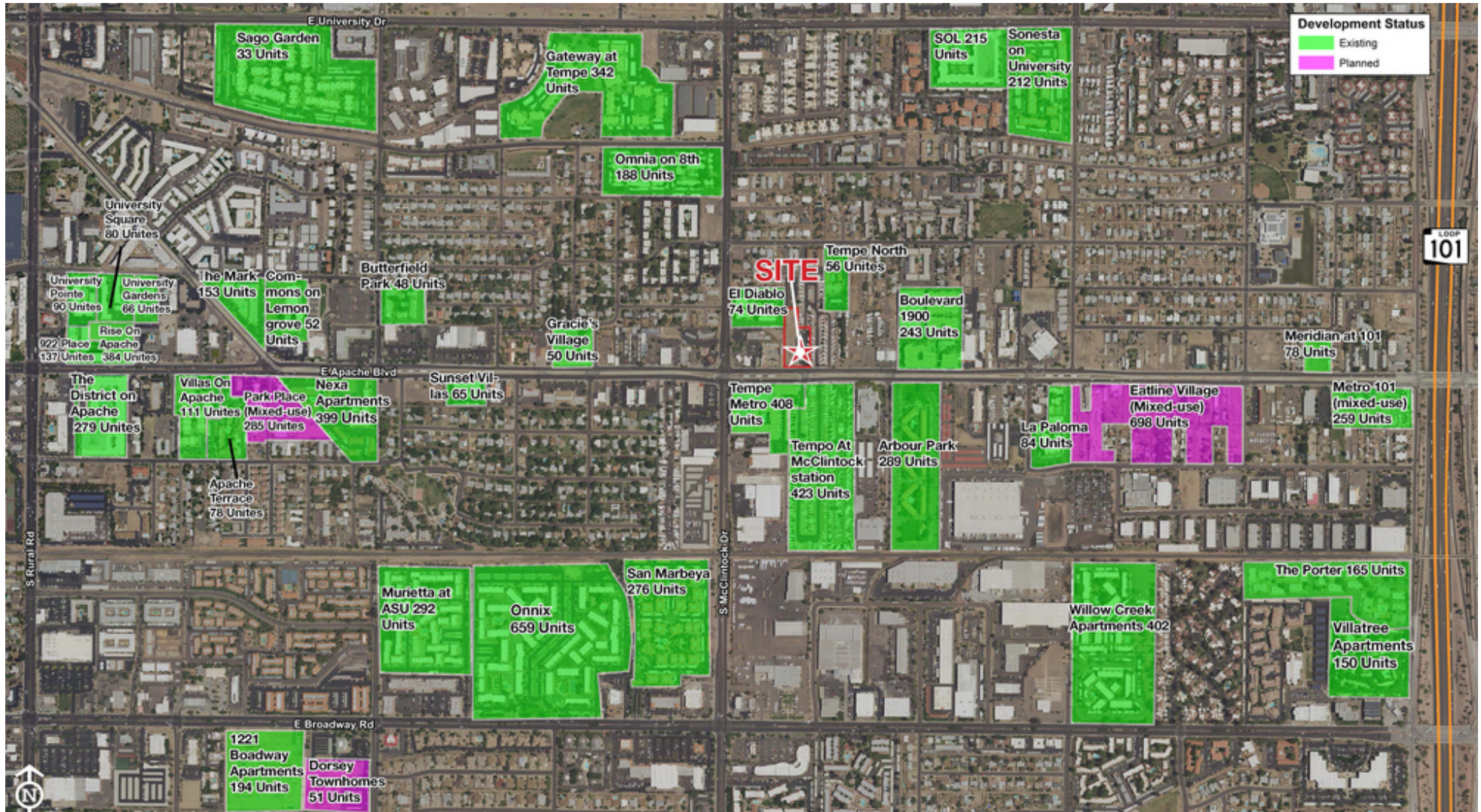
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# Development Aerial

For Sale

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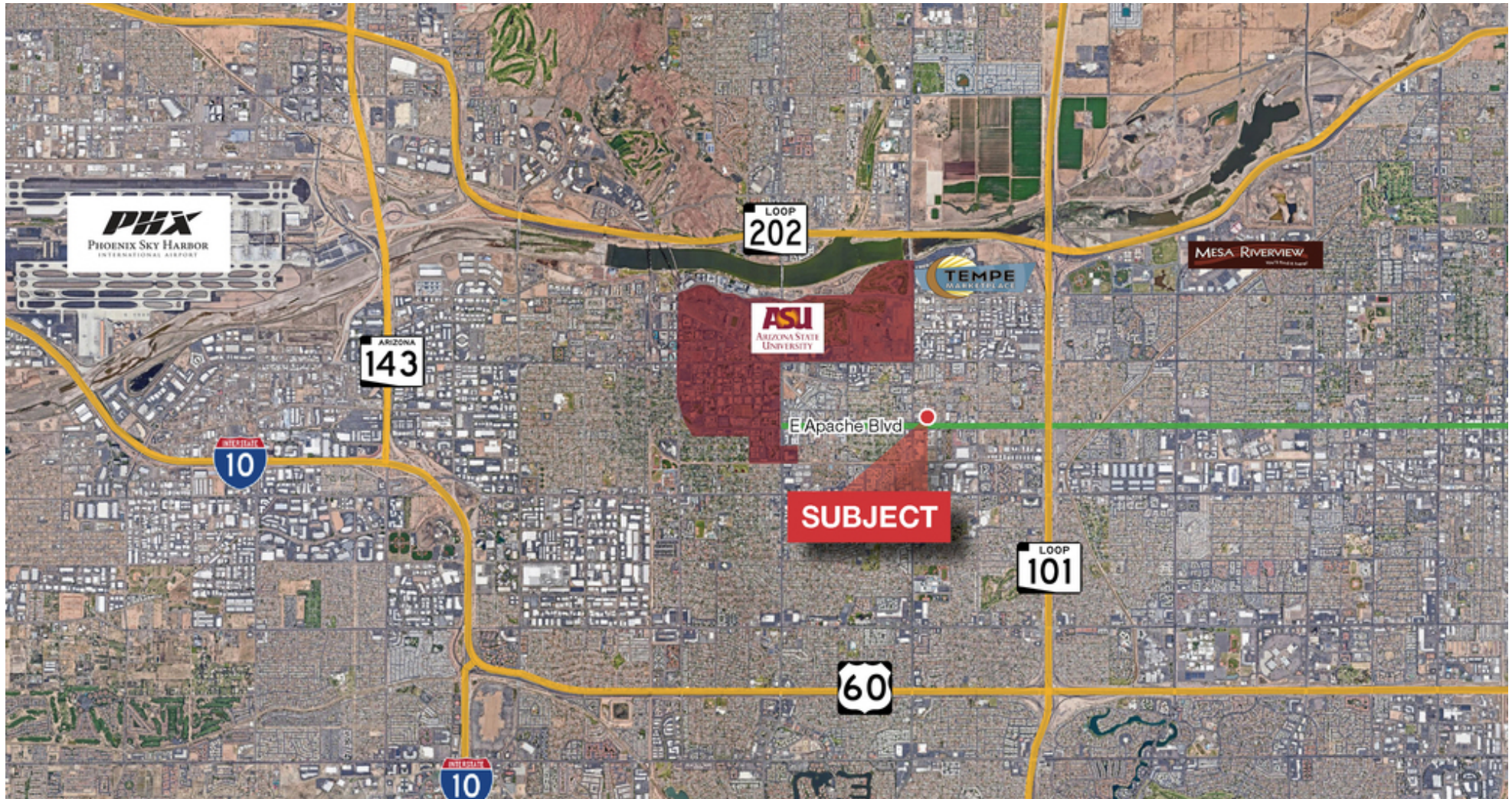




# Area Map

For Sale

## 1.57 AC Land for Development @ Light Rail Stop





# Demographics Map

For Sale

## 1.57 AC Land for Development @ Light Rail Stop

Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	27,046	151,416	352,526
MEDIAN AGE	29.30	30.90	32.60
MEDIAN AGE (MALE)	25.8	27.1	28.5
MEDIAN AGE (FEMALE)	25.2	26.9	29.1

Housholds & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	10,631	55,632	129,925
# OF PERSONS PER HH	2.20	2.20	2.40
AVERAGE HH INCOME	\$38,069	\$54,707	\$59,000
AVERAGE HOUSE VALUE	\$174,041	\$214,328	\$221,392

